



Assembly Row - Block 7A

350 Assembly Row, Somerville MA

SPSR | February 18, 2022



Copley Wolff Design Group
Landscape Architects & Planners





February 18, 2022

Ref: 08518.23

Sarah Lewis, Director of Planning and Zoning
City Hall 3rd Floor
Mayor's Office of Strategic Planning and Community Development
93 Highland Avenue
Somerville, MA 02143

Re: SPSR-A
Assembly Row - Block 7A

Dear Ms. Lewis,

Please find attached a Special Permit with Site Plan Approval (SPSR-A) application for the Assembly Row Block 7A Final PUD-Approval located at 350 Assembly Row within the Assembly Square Mixed Use overlay district.

As requested, copies of the application package, including full size site and 11x17 site plansets, are provided. Please contact me by phone at (617) 924-1770 or dhorsman@vhb.com if you have any questions or need additional materials.

Sincerely,

Vanasse Hangen Brustlin, Inc.

Dale Horsman, P.E.

Project Manager
dhorsman@vhb.com

Engineers | Scientists | Planners | Designers

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Block 7A

350 Assembly Row
Somerville, Massachusetts

PREPARED FOR

Owner/Applicant:
Street Retail, LLC
909 Rose Avenue, Suite 200
North Bethesda, MD 20852
617.440.5635

PREPARED BY



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February 2022

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1 - Executive Summary

Executive Summary

Street Retail, LLC (successor in interest to SRI Assembly Row B7, LLC), on behalf of Federal Realty OP LP (formerly known as Federal Realty Investment Trust), (the "Proponent"), in partnership with the City of Somerville (the "City"), is working to transform the area known as Assembly Square into a thriving and integral part of the City.

The Proponent is pleased to now apply to the Planning Board for a Special Permit with Site Plan Approval (SPSR-A) of the proposed Block 7A building (the "Project") described within the Planned Unit Development (PUD) Preliminary Master Plan (PMP), Assembly Square, Somerville, MA which was approved by the Planning Board on December 14, 2006 as PB#2006-59, which was subsequently amended (as amended, collectively, the "PUD-PMP"). Pursuant to Section 7.4.3.c of the Zoning Ordinance, adopted in December 2019 for the City (the "Current SZO"), the Project is and will remain governed by the provisions of the previous Somerville Zoning Ordinance as in effect on August 1, 2019 (the "Former SZO") (unless specified herein, all references the Somerville Zoning Ordinance refer to the Former SZO). As the larger Assembly Row development is subject to the approved PUD-PMP, the Project is being developed in accordance with the entirety of the Former SZO, including among other provisions, Section 5.2 (Special Permits with Site Plan Review ("SPSR-A")), Section 6.4 (Assembly Square Mixed-Use District ("ASMD")) and Article 16 (Planned Unit Developments).

Article 16: Planned Unit Development (PUD), Section 16.8.3 of the Former SZO provides that applications for Final Level Approval of a phase of a PUD PMP be submitted as an application for SPSR-A. The provisions for the application include requirements from Section 5.2.3 of Article 5: Special Permits, Special Permits with Site Plan Review, Site Plan Approval and Variances and Sections 6.47 and 6.48 of Article 6: Establishment of Zoning Districts.

The Project will be built on a parcel of approximately 56,021 square feet (SF) of land in the Assembly Row area of Somerville, Massachusetts (the "Site") bordered by Foley Street to the North, Assembly Line Park and Assembly Row to the East, Revolution Drive to the South, and Grand Union Boulevard and the existing surface parking lot to the West. The Project consists of the construction of a 381,529 gross square feet (GSF) building (475,907 GSF including parking garage) on Block 7A to be used as a multi-level project with approximately 364,622 GSF of lab/office space and approximately 16,907 GSF of retail / restaurant space. The Project also includes 177

structured parking spaces within the proposed building. The 46 retail/restaurant required parking spaces per zoning have been accommodated in the surrounding previously built parking garages and surface parking lots throughout Assembly Square. East of the Site, Assembly Row is proposed to be raised to be a flush roadway condition between the Site and the neighboring Assembly Line Park. The existing parking lot to the west of the Site will be reconfigured to provide temporary parking until Block 7B/C is developed. These two off-site improvements are proposed as ancillary parts of the Project.

The Site is currently being used as a temporary surface parking lot servicing Assembly Row, with a temporary stormwater rain garden and temporary public amenity spaces. The existing surface parking lot on the western portion of the existing lot will remain and be reconfigured as part of the Project.

The Proponent is now submitting the applicable City of Somerville applications for a new SPSR-A under the Former SZO. This application is focused on the mixed-use development, streetscape elements, and structured parking component of the proposed Project.

The Project marks the next milestone in the development and rebirth of the Assembly Square area into a vibrant transit-oriented waterfront district along the enhanced Mystic River. The Project helps to advance a broadly recognized Long Term Vision for the entire Assembly Square District, which prioritizes commercial office and R&D development; continues a walkable, mixed-use development pattern; improves connections to the surrounding districts, and incorporates significant open space.

The key goals of the Long Term Vision are:

- **Prioritizing commercial office and R&D development to optimize the tax base and job opportunities in Somerville** – the long term vision anticipates that, overall, the district can accommodate up to 5,000,000 square feet of office space (including the 2,800,000 square feet of office/R&D included in the approved PUD master plan).
- **Creating a transit-oriented, mixed-use development** – in addition to the commercial office component, the future development of the district is envisioned to accommodate up to 1,400,000 square feet of retail (including the 645,000 square feet of retail, restaurant and theater uses in the approved PUD master plan); 3,000,000 square feet of residential and 1,000,000 square feet of flex space, which could accommodate some combination of office, R&D, hospitality and civic uses. All of these uses are served by the Assembly MBTA Orange Line station.
- **A pedestrian-oriented urban design with improved connections to the surrounding districts and incorporating significant open space amenities** – the vision combines an expanded riverfront park on the Mystic River, improved access to Draw 7 Park, smaller pocket parks, green roofs and system-wide trails.

The Project advances the goal of creating revenue-generating uses within the district by creating space for ground floor retail and restaurant uses. Development of Block 7A mixed-use space was previously anticipated and does not preclude commercial office and R&D development from occurring on nearby blocks within the district. The Project continues a synergy of mixed-use development that will help to support the Assembly MBTA Orange Line Station and create a vibrant waterfront urban environment. As illustrated in the PUD-PMP and this application, the urban design and layout of Block 7A will help to create a lively new streetscape and attract visitors to the Assembly Square District to shop and recreate. The ample space dedicated for pedestrians around the building, the pedestrian-scale building design, multiple entries into the ground floor uses and building elevation treatment further enhance the pedestrian-oriented vision previously anticipated for the district. The Project is another important step to achieving the long-term goals and visions of the City, the state, and the community for this area.

